

Recorded: 1/16/2025 at 1:00:42.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 181

Prepared by: George Davis, 225 1st Avenue East, Dversville, Iowa 52040 563-875-9112
Return To: Attorney George Davis, 225 1st Avenue East, Dversville, Iowa 52040
Address Tax Statement: Matthew and Kendra Sbai, 1029 Sage Oak Circle, Manchester, Iowa 52057

AFFIDAVIT REGARDING SCRIVENER'S ERROR

RE: Lot 9-1 of Oakview Estates Subdivision of Lots 9 and 10, a Subdivision of Lots 9 and 10 of Oakview Estates First Subdivision, Section 33, T89N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa

STATE OF ILLINOIS)
)
COUNTY OF Rock Island) SS:

The undersigned, after first being duly sworn on oath, deposes and states as follows:

1. The undersigned was the draft person of a Purchase Money Mortgage filed for record on September 24, 2024, in Book 2024, Page 2364, in the Delaware County records.

2. The above-stated Purchase Money Mortgage contained a scrivener's error in the legal description. The original document contained the following legal description:

Lot Nine (9) of Oakview Estates First Subdivision A Subdivision Of Part Of The NE ¼ Of The SW ¼ Section 33, T89N, R5W Of the Fifth P.M., City of Manchester, Delaware County, Iowa, according to the plat recorded in Book 2022, Page 2892

3. The correct legal description should be as follows:

Lot 9-1 of Oakview Estates Subdivision of Lots 9 and 10, a Subdivision of Lots 9 and 10 of Oakview Estates First Subdivision, Section 33, T89N, R5W of the Fifth P.M., City of Manchester, Delaware County, Iowa

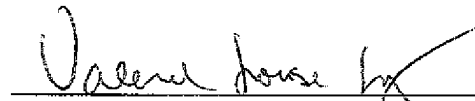
4. That the purpose of this Affidavit is to point out the scrivener's error in the county records.

5. This Affidavit is given upon my own personal information and belief.

Signed this 15th day of January, 2025.


Becky Beard

This record was acknowledged before me on this 15 day of January, 2025,
by Becky Beard, Sr. AVP, Mortgage Servicing of Empeople Credit Union.


Notary Public in and for the State of Illinois

